

Binegar lane, Gurney Slade, Radstock, BA3 4TR

Offers In Region Of £800,000

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# Binegar lane, Gurney Slade, Radstock, BA3 4TR

Four Gables, is an impressive detached residence, forming part of just three similar ilk properties in this hidden enclave. Built in 2016, this has a very high quality specification and 265 square metres of accommodation. Designed with families in mind, there is wonderful sized rooms for everyone to spread out. Equally impressive is the plot size with generous enclosed landscaped gardens, a double garage, secured parking behind electronic gates and the home is full of modern technology and energy efficiency.

Located along a quiet lane, giving a rural lifestyle with easy access to the nearby city of Wells, Bristol and Bath a little further. A modern low maintenance home with some excellent schools nearby, amenities and the calm village lifestyle day to day.

**Quote Reference NF0664 To Arrange Your Viewing**











## Hallway

Door to the front aspect with obscure glass window, smoke alarm, alarm panel, stairs leading to the first floor with under stairs storage cupboard housing CCTV unit, luxury vinyl floor with under floor heating and a wall mounted thermostat control panel.

## Cloakroom

1.71m x 1.38m (5'7" x 4'6")

Obscure double glazed window to the side aspect, extractor fan, heated chrome towel radiator, tiled flooring with under floor heating and a wall mounted thermostat control panel. There is a two piece suite comprising of vanity unit with a wash hand basin over and a low level WC.

## Study

3.4m x 2.9m (11'1" x 9'6")

Double glazed windows to the dual aspects, television and telephone sockets and under floor heating.









## Kitchen/Breakfast Room
5.82m x 4.05m (19'1" x 13'3")

Stable door with obscure double glazing to the side aspect, two double glazed windows to the rear aspect, recessed spot lights, a range of wall and based units with tiled splash backs and granite work surfaces, one & half bowl sink with a mixer tap over. There is also an island in matching granite with a breakfast bar seating area. There is a range of appliances including a Smeg range cooker with an extractor hood over, integral dish washer and a full size fridge and freezer. The room is finished with luxury vinyl floors with under floor heating and a wall mounted thermostat control panel.

## Utility Room
1.69m x 1.38m (5'6" x 4'6")

Double glazed window to the front aspect, wall

## Living Room
5.76m x 3.92m (18'10" x 12'10")

Double glazed bi-folding doors to the rear aspect leading to the orangery and open to one side leading into the dining room, recessed spot lights, stone fire place with a granite hearth and inset gas fired log burner, television and a telephone sockets.

## Orangery
5.26m x 3.7m (17'3" x 12'1")

Double glazed French doors to the both side aspects with double glazed windows surrounding and a roof lantern window with openings, recessed spot lights, luxury vinyl flooring with under floor heating with a thermostat heating control panel.

## Bedroom One
5.13m x 4.05m (16'9" x 13'3")

Two double glazed windows to the front aspect, recessed spot lights, fitted double wardrobes, radiator, television and telephone sockets.

## Ensuite
2.74m x 1.19m (8'11" x 3'10")

Obscure double glazed window to the side aspect, extractor fan, recessed spot lights, partially tiled walls, chrome heated towel radiator and vinyl flooring. There is a three piece suite comprising of double shower cubicle with a mixer shower over, pedestal wash hand basin and a low level WC.

## Guest Bedroom







## Guest Ensuite
2.78m x 1.67m (9'1" x 5'5")

Obscure double glazed window to the rear aspect, extractor fan, recessed spot lights, partially tiled walls, chrome heated towel radiator and a vinyl floor. There is a three piece suite comprising of a shower cubicle with a mixer shower with vinyl wall boards surrounding, pedestal wash hand basin and a low level WC.

## Bedroom Three
6.22m x 2.99m (20'4" x 9'9")

Double glazed window to the front and side aspects, twin sets of fitted double wardrobes, two radiators, television and telephone sockets.

## Second Floor Landing

## Bedroom Four
12.1m x 3.39m max (39'8" x 11'1")

Double glazed port hole window, four double glazed sky light windows to the rear and side aspects, three radiators, four eave storage access points, television and telephone sockets.

This room spans three wings, measuring 3.39m x 3.25m (central) 4.52m x 2.76m (right) 4.78m x 2.76m (left)

## Bedroom Five
4.6m x 3.25m (15'1" x 10'7")

Double glazed port hole window to the front aspect and two double glazed skylight windows to the side aspects, smoke alarm,

## Cloak room
1.44m x 0.95m (4'8" x 3'1")

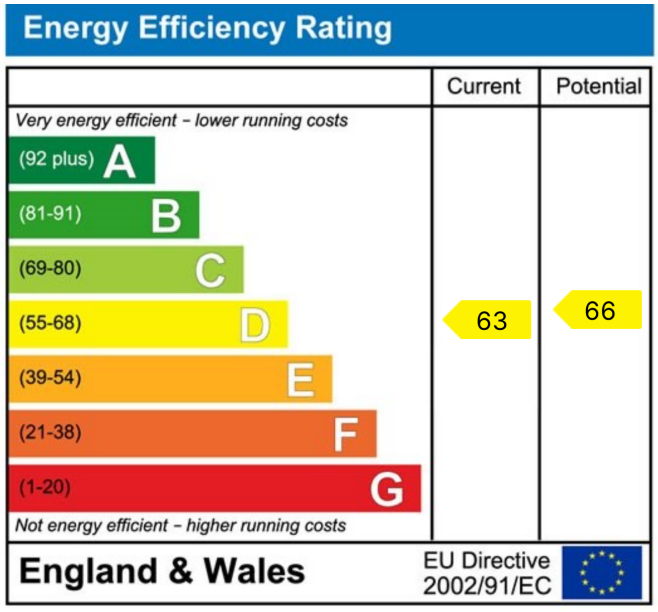
Light tunnel, extractor fan, chrome heated towel radiator and vinyl flooring. There is a two piece suite comprising of a vanity unit with a wash hand basin and a low level WC.

## Rear Gardens
25m x 21.5m (82'0" x 70'6")

Enclosed by stone rock faces wall and wooden fencing with two side access gates, southerly facing and level. There is a large porcelain patio area that stretches across from the house, this leads onto a lawn area with a sunken trampoline. There are raised borders full of shrubs and flowers, wooden shed, outside lights, power points and a water tap.







## Driveways

Double electronic gates opening inwards and laid to block paving providing space for two cars.

## Double Garage
5.81m x 5.8m (19'0" x 19'0")

Electronic roller door to the front with double glazed door and window to the side aspect, open eaves storage space, power and light, consumer unit and a Tesla EV charger on the outside wall.

## Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = C Council Tax Band – G (£3946.97 PA estimate) –Somerset County Council

Services - Mains electricity, Mains water, Mains drainage, LPG Gas. Combination Boiler and Air source heat pump, Fibre to property.

Freehold property. Built 2016

Quote Ref NF0664





GROUND FLOOR

1ST FLOOR

2ND FLOOR




TOTAL FLOOR AREA : 3208sq.ft. (298.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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